re-record

BOOK 5348 PAGE 939 FORM NO. WD-1

BOOK 5242 PAGE 377

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100.00

Leonard Nokes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 78

Notary Public

MY COMMISSION EXPIRES: 5/08/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, 807 AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Nokes (NAME)	Same (NAME)	15DZ-08610
1130 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 72-7
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 78

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROY L. RYAN ET UX PEARL E. RYAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD NOKES ET UX MILDRED I. NOKES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the Eleventh Civil District of Davidson County, State of Tennessee, located in approximately 800 feet east of the intersection of Gallatin Pike and the Louisville and Nashville Railroad at Nashville, and more particularly described as follows:

THE NORTHERN part of Lot 84 of Kenmore Place Subdivision, as appears from plat of record in Book 332, page 32, in the Register's Office of Davidson County, Tennessee, being that portion of Lot 84 lying north of a line which is 200 feet north of and parallel to the north line of Warner Avenue.

BEING the same property conveyed to Roy L. Ryan et ux Pearl E. Ryan by deed from Harry H. Peffen as surviving tenant by the entirety, Rose R. Peffen being deceased, of record in Book 4818, page 564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 1130 Kirkland Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37206 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of January, 19 78

Roy L Ryan
ROY L. RYAN

Pearl E. Ryan
PEARL E. RYAN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY L. RYAN and wife, PEARL E. RYAN

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January 19 78

Commission expires 5/08/78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for ths State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM ROY L. RYAN et ux

TO PEARL E. RYAN

LEONARD NOKES, et ux

MILDRED I. NOKES

E 45746

IDENTIF. REFERENCE

JAN 11 2 37 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

File Box 9

JAN 11 78	CONV	* 100.00				
JAN 11 78	S'TAX		B*	.26		
JAN 11 78	PR'FEE		B*	.50		
JAN 11 78	W'DEED		B*	4.00	*	4.76
OCT 11 78	MISC		B*	4.00	*	4.00

Recorded
E 93529.

IDENTIF. REFERENCE

OCT 11 9 17 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.